

COUNTY OF PLACER Community Development Resource Agency

PLANNING

Michael J. Johnson, AICP Agency Director

TAHOE - ZONING ADMINISTRATOR ACTION AGENDA NOVEMBER 4, 2009

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the Board Chambers, Squaw Valley Public Service District, 305 Squaw Valley Road, Olympic Valley. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 feet of the property lines of the subject property.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Materials related to an item on this Agenda that are submitted to the Zoning Administrator Clerk after distribution of the agenda packet, are available for public inspection in the Planning Department located at 565 West Lake Boulevard in Tahoe City, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk, five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

1:30 PM SW **VARIANCE (PVAA 20090325)**

TAHOE CITY TRANSIT CENTER WAYFINDING SIGNAGE

CATEGORICAL EXEMPTION

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

APPROVED

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Placer County Department of Public Works on behalf of the United States Forest Service, for a Variance to the Tahoe Sign Regulations specifically pertaining to the required height and square footage allowed for free-standing and directional signs for the construction of "way finding" signage for the approved Tahoe City Transit Center. Specially, the applicant is requesting approval of the height of the free-standing sign to be 8 feet -7 inches in height where a maximum height of 8 feet is required for a free-standing sign within 10 feet of the front property line. Additionally, the applicant is requesting approval of the directional signs to be allowed to be 11 feet $-\frac{1}{2}$ inches tall where a maximum of 8 feet in height is permitted and to allow for an increase to the allowed sign area square footage to 42 square feet. The subject property, Assessor's Parcel Number 094-180-065, comprises 35.032 acres, is located on the USFS 64-acre tract, south of the Tahoe City "Wye", west of SR-89 in the Tahoe City area,

and is currently zoned PAS 174-64 Acres. The Zoning Administrator will also consider a finding of Categorical Exemption Section 18.36.130, Class 11 – Accessory structures - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15311). The Planning Department contact for the above project is Stacy Wydra and can be reached at (530) 581-6288.

1:45 PM VARIANCE (PMPB 20090246)

JE STAFFORD/GARCIA

CATEGORICAL EXEMPTION

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

APPROVED

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Jesse Boeri on behalf of Juan Garcia and Roy Stafford, for a Variance for the reduction of the rear setback to allow for six and one-half feet where 10 feet is required for the purpose of constructing an uncovered second story deck addition to a single family residence. The applicant is requesting a Variance to the westerly side setback of two foot- three inches to the eave and two foot-nine inches to the second story pop-out, where 10 feet is required (to the interior lot line between Lot 13 and Lot 14) for the purpose of constructing a carport addition with living space above. The applicant also requests a Variance to fence height of six feet where 3 feet is required in the front setback from the current terminus of the fence 23 feet from the East property line (where a portion of the existing residence will be removed) to the East property line and south to the existing residence structure. The subject property, Assessor's Parcel Number 090-075-019, (portions of Lots 13, 14 and 15) comprises .096 acres, is located on 8358 Trout Avenue in the Kings Beach area, and is currently zoned Plan Area Statement 029, Kings Beach Community Plan, Special Area #1 (Downtown Commercial Area). The Zoning Administrator will also consider a finding of Categorical Exemption Section 18.36.070, Class 5-Minor Alterations to Land, Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305. The Planning Department contact for the above project is Jack Edstrom and can be reached at (530) 581-6283.